

173.0

0004

0028.0

Map

Block

Lot

1 of 1

Residential

CARD

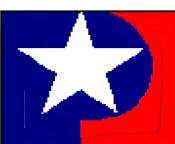
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,005,800 / 1,005,800

USE VALUE: 1,005,800 / 1,005,800

ASSESSED: 1,005,800 / 1,005,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
39		TANAGER ST, ARLINGTON

Legal Description		User Acct
		115351
GIS Ref		
GIS Ref		
Insp Date		07/21/18
		!13457!

OWNERSHIP	Unit #:
Owner 1: LACOUR MARIE B	
Owner 2:	
Owner 3:	
Street 1: 39 TANAGER ST	
Street 2:	

Twn/Cty: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476	Type:	

PREVIOUS OWNER
Owner 1: LACOUR MARIE B/ TRUSTEE -
Owner 2: BRUNO FAMILY TRUST -
Street 1: 39 TANAGER ST
Twn/Cty: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .151 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 2933 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6598	Sq. Ft.	Site			0	70.	0.94	8									432,560						432,600	

PREVIOUS ASSESSMENT										Parcel ID	173.0-0004-0028.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2022	104	FV	572,700	500	6,598.	432,600	1,005,800		Year end			12/23/2021
2021	104	FV	548,300	500	6,598.	432,600	981,400		Year End Roll			12/10/2020
2020	104	FV	548,300	500	6,598.	432,600	981,400	981,400	Year End Roll			12/18/2019
2019	104	FV	421,100	500	6,598.	432,600	854,200	854,200	Year End Roll			1/3/2019
2018	104	FV	395,400	500	6,598.	383,100	779,000	779,000	Year End Roll			12/20/2017
2017	104	FV	371,000	500	6,598.	321,300	692,800	692,800	Year End Roll			1/3/2017
2016	104	FV	371,000	500	6,598.	321,300	692,800	692,800	Year End			1/4/2016
2015	104	FV	330,800	500	6,598.	278,100	609,400	609,400	Year End Roll			12/11/2014

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
LACOUR MARIE B/	75321-181	8/7/2020	Convenience			1,000,000	No	No						
LACOUR MARIE B/	69040-348	3/22/2017	Convenience			1	No	No	Remainder interest change only to Bruno Famil					
BRUNO CHARLES/E	28063-208	1/9/1998	Family			1	No	No	Marie B LaCour/ Trustee Bruno Trust- remainde					

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/22/2020		SQ Returned							JO			Jenny O					
9/9/2020		SQ Mailed							MM			Mary M					
7/21/2018		Inspected							HS			Hanne S					
6/19/2018		MEAS&NOTICE							BS			Barbara S					
11/3/2008		Meas/Inspect							189			PATRIOT					
2/17/2000		Inspected							276			PATRIOT					
12/23/1999		Mailer Sent															
12/21/1999		Measured							263			PATRIOT					
12/1/1981									GP								
		Sign:	VERIFICATION OF VISIT NOT DATA										/	/	/	/	/

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>						<b>SKETCH</b>										
Type:	13 - Multi-Garden					Full Bath:	3	Rating:	Average			BSMT SINK. INLAW ON THIRD FLOOR, UNUSED.													
Sty Ht:	2H - 2 & 1/2 Sty					A Bath:	1	Rating:	Good																
(Liv) Units:	2		Total: 2			3/4 Bath:		Rating:																	
Foundation:	3 - BrickorStone					A 3QBth:		Rating:																	
Frame:	1 - Wood					1/2 Bath:		Rating:																	
Prime Wall:	4 - Vinyl					A HBth:		Rating:																	
Sec Wall:			%			OthrFix:	2	Rating:	Average																
Roof Struct:	1 - Gable					<b>OTHER FEATURES</b>																			
Roof Cover:	1 - Asphalt Shgl					Kits:	2	Rating:	Average			1st Res Grid   Desc: Line 1   # Units 1													
Color:	WHITE					A Kits:	1	Rating:	Fair			Level FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Fpl:	Rating:																				
<b>GENERAL INFORMATION</b>						WSFlue:	Rating:																		
Grade:	C - Average					<b>CONDOS INFORMATION</b>																			
Year Blt:	1910	Eff Yr Blt:				Location:																			
Alt LUC:			Alt %:				Total Units:																		
Jurisdct:			Fact:	.			Floor:																		
Const Mod:							% Own:																		
Lump Sum Adj:							Name:																		
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>							
Avg Ht/FL:	STD						Phys Cond:	AG - Avg-Good	26.	%	No Unit	RMS	BRS	FL											
Prim Int Wal	2 - Plaster					Functional:				1	5	2													
Sec Int Wall:				%			Economic:				1	8	2												
Partition:	T - Typical					Special:																			
Prim Floors:	3 - Hardwood					Override:																			
Sec Floors:				%			Total:	26.4	%																
Bsmnt Flr:	12 - Concrete						<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>												
Subfloor:							Basic \$ / SQ:	180.00							Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:							Size Adj.:	1.00799513																	
Electric:	3 - Typical					Const Adj.:	0.99989998																		
Insulation:	2 - Typical					Adj \$ / SQ:	181.421																		
Int vs Ext:	S					Other Features:	168750																		
Heat Fuel:	2 - Gas					Grade Factor:	1.00																		
Heat Type:	3 - Forced H/W					NBHD Inf:	1.00000000																		
# Heat Sys:	2				NBHD Mod:																				
% Heated:	100	% AC:			LUC Factor:	1.00																			
Solar HW:	NO	Central Vac:			Adj Total:	778117																			
% Com Wal	% Sprinkled			Depreciation:	205423																				
Depreciated Total: 572694						WtAv\$/SQ:		AvRate:		Ind.Val															
						Juris. Factor:			Before Depr:	181.42															
						Special Features:	0		Val/Su Net:	122.14															
						Final Total:	572700		Val/Su SzAd	195.26															
<b>MOBILE HOME</b>																									
Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____																									
<b>SPEC FEATURES/YARD ITEMS</b>																									
<b>PARCEL ID</b> 173.0-0004-0028.0																									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
19	Patio	D	Y	1	12X14	A	AV	1970	4.48	T	39.2	104			500		500								
More: N Total Yard Items: 500 Total Special Features: _____ Total: 500																									
<b>IMAGE</b> 																									